

**EXHIBIT A**

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. Beginning with 2023 Pay 2024, the Mortgage Deduction is no longer available. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: [www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101).

## TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u> Mel Indiana Pioneer Plaza Ste 1725 700 Bishop St Ste 1928 Honolulu HI 96813-4120	<u>Address</u> 6169 Us Hwy 6 Portage IN 46368	<u>Date of Notice</u> 03/18/2025	<u>Parcel Number</u> 64-05-25-128-005.000-016	<u>Taxing District</u> 016 Portage Corporation -016
<u>Legal Description</u> C S Subdivision Unit 2 Lot 2 5.13A Ditch Tif	<u>Billed Mortgage Company</u>	<u>Duplicate Number</u> 944940	<u>Tax ID Number</u> 64-05-25-128-005.000-016	<u>Property Type</u> Real



**Spring installment due on or before May 12, 2025, and Fall installment due on or before November 10, 2025.**

## TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2023 Pay 2024	2024 Pay 2025
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$2,945,400	\$2,915,900
<b>2. Equals total gross assessed value of property</b>	<b>\$2,945,400</b>	<b>\$2,915,900</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$2,945,400</b>	<b>\$2,915,900</b>
3a. Multiplied by your local tax rate	2.5834	2.6432
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$76,091.46</b>	<b>\$77,073.08</b>
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Circuit Breaker Credit <sup>1</sup>	\$0.00	\$0.00
4d. Minus savings due to County Option Circuit Breaker Credit	\$0.00	\$0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$76,091.46</b>	<b>\$77,073.08</b>

Please see Table 4 for a summary of other charges to this property.

## TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>2</sup>	\$88,362.00	\$87,477.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>3</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$88,362.00</b>	<b>\$87,477.00</b>

## TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2024	TAX RATE 2025	TAX AMOUNT 2024	TAX AMOUNT 2025	TAX DIFFERENCE 2024 - 2025	PERCENT DIFFERENCE
CITY/TOWN	1.1440	1.1611	\$33,695.37	\$33,856.52	\$161.15	0.48%
COUNTY	0.3954	0.3856	\$11,646.11	\$11,243.71	(\$402.40)	(3.46)%
LIBRARY	0.0602	0.0571	\$1,773.13	\$1,664.98	(\$108.15)	(6.10)%
SCHOOL	0.8431	0.8852	\$24,832.67	\$25,811.55	\$978.88	3.94%
SPECIAL UNIT	0.0088	0.0085	\$259.20	\$247.85	(\$11.35)	(4.38)%
TOWNSHIP	0.1319	0.1457	\$3,884.98	\$4,248.47	\$363.49	9.36%
<b>TOTAL</b>	<b>2.5834</b>	<b>2.6432</b>	<b>\$76,091.46</b>	<b>\$77,073.08</b>	<b>\$981.62</b>	<b>1.29%</b>

## TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2024	2025	% Change
708 Recycling District Portage	\$20.00	\$20.00	0.0%
80059	\$0.00	\$0.00	0.00%
<b>TOTAL ADJUSTMENTS</b>	<b>\$20.00</b>	<b>\$20.00</b>	<b>0.0%</b>

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>4</sup>

TYPE OF DEDUCTION	2024	2025

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: [www.in.gov/dlgf/referendum-information](http://www.in.gov/dlgf/referendum-information).

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.



COUNTY: 64 - PORTER

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 64-05-25-128-005.000-016	DUPLICATE NUMBER 944940	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after May 12, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 11, 2025
TAXING UNIT NAME Portage Corporation -016	LEGAL DESCRIPTION C S Subdivision Unit 2 Lot 2 5.13A Ditch Tif		

PROPERTY ADDRESS  
6169 Us Hwy 6, Portage IN 46368

SPRING AMOUNT DUE  
by May 12, 2025: **\$ 2,413.10**



MEL INDIANA PIONEER PLAZA STE 1725  
700 BISHOP ST STE 1928  
HONOLULU HI 96813-4120

Phone: (219)465-3470  
Pay online at: <https://lowtaxinfo.com/portercounty>

Remit Payment and Make Check Payable to:  
Porter County Treasurer  
155 Indiana Ave. Suite 209  
Valparaiso IN 46383

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COUNTY: 64 - PORTER

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 64-05-25-128-005.000-016	DUPLICATE NUMBER 944940	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after November 10, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2025
TAXING UNIT NAME Portage Corporation -016	LEGAL DESCRIPTION C S Subdivision Unit 2 Lot 2 5.13A Ditch Tif		

PROPERTY ADDRESS  
6169 Us Hwy 6, Portage IN 46368

FALL AMOUNT DUE  
by November 10, 2025: **\$ 38,536.54**



MEL INDIANA PIONEER PLAZA STE 1725  
700 BISHOP ST STE 1928  
HONOLULU HI 96813-4120

Phone: (219)465-3470  
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COUNTY: 64 - PORTER

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 64-05-25-128-005.000-016	DUPLICATE NUMBER 944940	TAX YEAR 2024 Payable 2025	DUE DATES SPRING - May 12, 2025 FALL - November 10, 2025
TAXING UNIT NAME Portage Corporation -016	LEGAL DESCRIPTION C S Subdivision Unit 2 Lot 2 5.13A Ditch Tif		

DATE OF STATEMENT: 03/18/2025

TOTAL DUE FOR 24 PAY 25: \$40,949.64

PROPERTY ADDRESS 6169 Us Hwy 6, Portage IN 46368	
PROPERTY TYPE Real	TOWNSHIP Portage
ACRES 5.1323	LIT 1% Rate 11.532900

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$38,536.54	\$38,536.54
Delinquent Tax	\$38,045.73	\$0.00
Delinquent Penalty	\$1,902.29	\$0.00
Other Assessment(OA)	\$20.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$78,504.56	\$38,536.54
Payment Received	(\$76,091.46)	(\$0.00)
Balance Due	\$2,413.10	\$38,536.54

MEL INDIANA PIONEER PLAZA STE 1725  
700 BISHOP ST STE 1928  
HONOLULU HI 96813-4120

PAID 11/24 \$38,045.73

American Freight 12/13 38045.73 PAID

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes
2025	11/26/2024	S	\$38,045.73	
2025	12/13/2024	S	\$38,045.73	

Malawi  
Amer  
Freight

TTL \$76,091 <sup>46</sup>